



# OLIVEMEAD FARM HOLIDAYS

## Access Statement

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### Introduction

Olivemead farm holiday cottages, Swallow Cottage. The cottage is accessed from Olivemead Lane (half a mile) which leads onto a tarmac private farm drive (half a mile). The farm drive has two cattle grids.

Please click a heading below to display further information.

### Pre-Arrival

- Full information about the cottages can be accessed via our website [www.olivemeadfarmholidays.com](http://www.olivemeadfarmholidays.com).
- Bookings can be made via telephone or e-mail.
- A 25% deposit is required to confirm the booking, with the balance due 4 weeks prior to arrival.
- The nearest bus stop is approximately, one and a half miles away.
- The nearest train station is Chippenham, which is approximately 10 miles away.
- Basic provisions of milk, bread, butter, eggs and fruit are provided within the cost of your booking at the discretion of the proprietors.
- Tesco will deliver shopping ordered online to Olivemead Farm.
- Both cottages are oil fired central heated with thermostatic controlled radiators.

### Swallow Cottage

#### The Approach

- The approach to Swallow Cottage is over a cattle grid through a gated entrance into a partly walled garden.
- The drive is gravel and two cars can park comfortably immediately outside the cottage. Additional parking is available to the rear of the cottage.
- The gravel leads onto a patio giving direct access to the front door of the property.
- The gravel and patio are on the same level.

#### Main Entrance

- The main entrance has one step (21 cm x 81 cm wide).
- The half glazed door is 81 cm wide by 197 cm high.
- The front door leads directly into a vaulted lounge.
- There are two outside lights to the property, either side of the door.
- There is a Yale lock approximately 146 cm from ground level.

#### Lounge

- The vaulted lounge is a spacious 4.9 metres x 4.9 metres with the carpet covered, staircase leading to the upstairs bedroom off the corner of the room.
- There is a fire alarm at the top of the staircase.
- The walls are painted in a soft pale yellow and the skirting boards are pine.
- The floor covering is carpet.
- There are ceiling spotlights, two picture lights and two wall lights above the fireplace.
- Additional heating is provided by a gas log burning fire.
- There is a cupboard containing ironing board, iron, mop and bucket, Hoover, brush, dustpan and brush, sewing kit, first aid kit, garden games, stair gate and torch.
- The furniture consists of an armchair, a 2.5 seater sofa, and a 2.5 seater bed settee, all with arms, a coffee table and a television with a DVD player.
- There is a selection of books, games and DVD's.
- A welcome book together with tourist information and details on the use of the equipment in the cottage is kept on the coffee table.
- There is an over mantle mirror.
- There are three windows with a sill height of 1 metre.

#### Staircase

- The spacious upstairs bedroom is approached from the staircase leading off the lounge.
- The staircase consists of four steps, then two steps, which twist to the right and another six steps to the landing. (90 cm x 80 cm)

- From the landing there is one step to a small balcony, with limited headroom overlooking the lounge. (80 cm x 189 cm)
- At the top of the staircase you turn left up three steps onto a small landing (83 cm x 1 metre).
- All steps are approximately, 20 cm high.
- The staircase is approximately 83 cm wide.

### Upstairs Bedroom

- Door width 73 cm
- The spacious upstairs bedroom is in the eaves of the cottage so has limited headroom. (5 m 15 cm x 4 m 36 cm)
- The walls are a soft pale yellow with pine skirting and entrance door with a latch and brace door handle (Height 110 cm)
- The floor is carpeted with a rug at the end of the double bed.
- There are two single beds (49 cm H x 92 cm W and 192 cm L)
- There is one double bed (49 cm H x 143 cm W x 192 cm L)
- The furniture consists of a built in wardrobe with hanging facilities and additional blankets, two chest of drawers, table mirror, two chairs and two bedside tables, with glass tops.
- There are four bedside table lamps and two ceiling lights.
- There is a full-length window behind the double bed and a skylight.

### Dining Area

- The dining area leads off the lounge via one step (16 cm 109 cm)
- The walls are a soft pale yellow, with pine skirting and the floor is carpeted.
- The dining furniture consists of a pine extending table and six chairs with no arms.
- There is an airing cupboard in the dining area, storing towels, t-towels and tablecloth.
- A hi-fi unit with radio and CD player is on the windowsill.
- Spotlights provide lighting.
- Heating controls at a height of 146 cm.
- Windowsill height 1 metre.

### Kitchen Area

- The kitchen area leads off the dining area.
- The unobstructed working area of the kitchen is 155 cm x 158 cm
- There is a window above the sink.
- The walls are a soft pale yellow and the flooring is cream quarry tiles.
- The kitchen is thoughtfully laid out without obstructions.
- The work surfaces are a cream laminate at a height of 92 cm.
- The cupboards are pine with wooden knobs for handles.
- There is a full size ceramic hob electric cooker with a separate grill and oven.
- The grill has a drop down door and the oven is side hinged.
- The knobs for the cooker are easily accessible at the front of the cooker.
- The microwave is on top of the fridge/freezer at a height of 138 cm.
- The single stainless sink has a left hand drainer.
- The kettle is cordless
- There is a front loading washer/drier
- The fire blanket is at an accessible height of 148 cm.
- Ceiling spotlights provide the lighting.
- There is a full sized dishwasher with a drop down door.

### Hall

- Door from dining room to hall 73 cm wide.
- The hall is 193 cm x 225 cm.
- There is a wall mounted oil fired boiler in the corner of the room at a height of 111 cm.
- Provision for coats is made with a wall mounted coat rack. (Height 180 cm)
- Ceiling mounted fire alarm.
- Outside half glazed door to back of cottage with a width of 83 cm
- Step to outside door 20 cm.
- The walls are a soft pale yellow, with pine skirting and the floor is carpeted.
- Ceiling spotlights provides lighting.

### Bathroom

- Door width 74 cm
- Bathroom size 241 cm x 196 cm
- White bathroom suite
- P shaped bath with power shower and clear shower screen.
- Bath height 61 cm.
- Washbasin has clear access at a height of 87 cm

- Toilet seat height 41 cm
- Toilet has clear access of 180 cm from left hand side once the door is closed.
- Shaver point 153 cm from floor.
- Mirror height 143 cm from floor.
- Heated towel rail.
- Walls are a soft pale yellow in colour with blue vinyl flooring.
- Windowsill height 104 cm.

### **Ground Floor Bedroom**

- Door width 73 cm
- Bedroom size 272 cm x 330 cm
- Double bed (H50 cm x W 143 cm x L 192 cm)
- Furniture consists of wardrobe, 2 bedside tables, chest of drawers and stool.
- The walls are a soft pale yellow, with pine skirting and the floor is carpeted.
- A centre ceiling light and two bedside table lights provides lighting.
- Windowsill height 98 cm.

### **Patio/Grounds**

- There is a patio with wooden patio furniture with a central umbrella outside the front door leading onto a large lounge.
- On the other side of the gravel drive, within the partially walled garden there is a climbing frame, swing and slide.

### **Additional Information**

- Both cottages are non-smoking.
- Pets are allowed at the proprietor's discretion.
- Nearest post box is: In Dauntsey village opposite the school.
- Nearest public telephone: Callow Hill, Brinkworth
- Nearest Shops are: Fiveways Stores, Little Somerford - Post office - the perfect village shop and Co-op & Tesco's, Lyneham - Your typical local supermarket.

### **Contact Information Address:**

- Olivemead Farm, Olivemead Lane, Dauntsey, Chippenham Wiltshire SN15 4JF.
- Telephone: 01666 510205
- E-mail: [enquiries@olivemeadfarmholidays.com](mailto:enquiries@olivemeadfarmholidays.com)
- Website: [www.olivemeadfarmholidays.com](http://www.olivemeadfarmholidays.com)

### **Local Equipment Hire Companies:**

- British Red Cross Medical Loan Service: 01793 8537232
- Local Accessible Taxi: Bradies Taxi Hire 01249 890794

### **Local Public Transport Numbers:**

- Bus: Passenger Transport, Wiltshire County Council: 01225 713000.
- Train: 08457 484950
- Shopmobility: 01793 5125621.

*We reserve the right to amend these terms and conditions at any time.*